

Clarification on the various types of Planning Applications

Jonathan Dymond



The three-tier system

3. Planning Permission

“For the largest scale development”

2. Prior Approval

“For development requiring consideration of specific issues”

1. Permitted Development

“For small-scale changes”

Publicity



Customer Enquiries
0117 922 3000
reply to
11 April 2017
telephone
date

Application No. 17/00500/F
Proposal: Erection of single storey infill extension to provide a new learning space.
Site Address: Begbrook Primary School Begbrook Drive Bristol BS16 1HG

We have recently received the above application and you may wish to comment on the proposal.

Please note that any written comments you make regarding the application will be available for public inspection, which includes via the council website. Please therefore read the guidance overleaf.

If you wish to comment on the application, please note the extended date to reply by 19 April 2017

You can view the plans and supporting documents

- via the council's website at www.bristol.gov.uk/planningonline
- online at the council's Customer Service Points across the city. The website at www.bristol.gov.uk/customerservicepoints has details of the location of the service points.

If you are not the owner of the property to which this letter is addressed, please can you notify the owner as soon as possible, so that he/she may have the opportunity to comment.

If you have any questions regarding this letter, please contact Customer Enquiries. Please note that if you have made a comment on a previous application at this address, these comments will not be carried forward and you will need to make them again. For your information, the case officer dealing with the application is Alex Hawtin.

Development Management
Bristol City Council

Development Management
(Bristol City Council), Bristol City Council,
PO Box 3176, Bristol BS3 9FS

Website
www.bristol.gov.uk



Public Notice

Notice under Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015

The following application has been submitted to Bristol City Council.

Application for Planning Permission

Application number	16/01888/F
Site address	Old Bristol Royal Infirmary Building Marlborough Street (South Side) City Centre Bristol BS1 1NU
Description	Amended proposal Conversion of the Old BRI Hospital building including two upper storey additions and partial demolition to accommodate 6283sqm Office floorspace (Use Class B1) and 4031sqm Medical School (Use Class D1); and part 6, part 7, part 8, part 12, part 14, part 16, and part 20 storey building to the rear for student accommodation (Use Class A3) comprising 738 student bedspaces; communal areas and refurbishment of Fripps Chapel for communal student facility with ground floor commercial use (Use Class A3); associated landscaping, car parking and cycle parking.

You can see the plans and drawings and find out more about the application:

- online via the council's website at www.bristol.gov.uk/planning.
- online at the council's Customer Service Points across the city – the website at www.bristol.gov.uk/customerservicepoints has details of the location of the service points

If you want to make a comment on the application, you can send your comments through our website at www.bristol.gov.uk/planningcomments or in a letter to Development Management, City Hall, Bristol City Council, PO Box 3176, Bristol BS3 9FS. Please note that any written comments you make regarding the application will be available for public inspection.

Please comment by 21 September 2016

For further advice, please contact the Customer Service Centre on 0117 922 3000.
Shea

Neighbour notification

Site notice

Press advert

BRISTOL CITY COUNCIL

APPLICATIONS FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT.

40 Clarendon Road. Drop kerb to create off road parking. 16/00639/H

1 Showering Road. Residential annexe to rear garden. 16/00901/F

16A Hampton Road. Outline application for 9 apartments. 16/00944/P

76 Grove Road, Coombe Dingle. New 2 no. two storey dwellings & associated works. 16/01406/F

32 Downlease. Creation of internal opening at ground floor & widen existing door. 16/01518/LA

The Woods, Four Acres. Erection of 14 properties & associated works. 16/01742/P

Flat 60, Muller House, Dirac Road. Installation of secondary glazing to all windows & insulation. 16/01870/LA

Old Bristol Royal Infirmary Building, Marlborough Street (South Side). Conversion of, including two upper storey additions & partial demolition, office floorspace & Medical School & erection of a part 10, part 12 & part 13 storey building to the rear for students comprising 738 student bedspaces with additional works. 16/01888/F

Third Floor Flat, 55 South Parade Mansions, Oakfield Road. New boiler with drainage pipe. 16/01916/LA

61 Fremantle Road. New garden room. New partition to create space at garden level & associated works. 16/01979/LA

35 Hampton Park. Extension & conversion of a single storey double garage into a two storey, two bedroom (3 bed space) residential dwelling. 16/02000/F & 16/02001/LA

Place Directorate

Development Management

Slide 3



1. Permitted Development

- Lawful Development Certificate

3. Planning Permission "For the largest scale development"
2. Prior Approval "For development requiring consideration of specific issues"
1. Permitted Development "For small-scale changes"



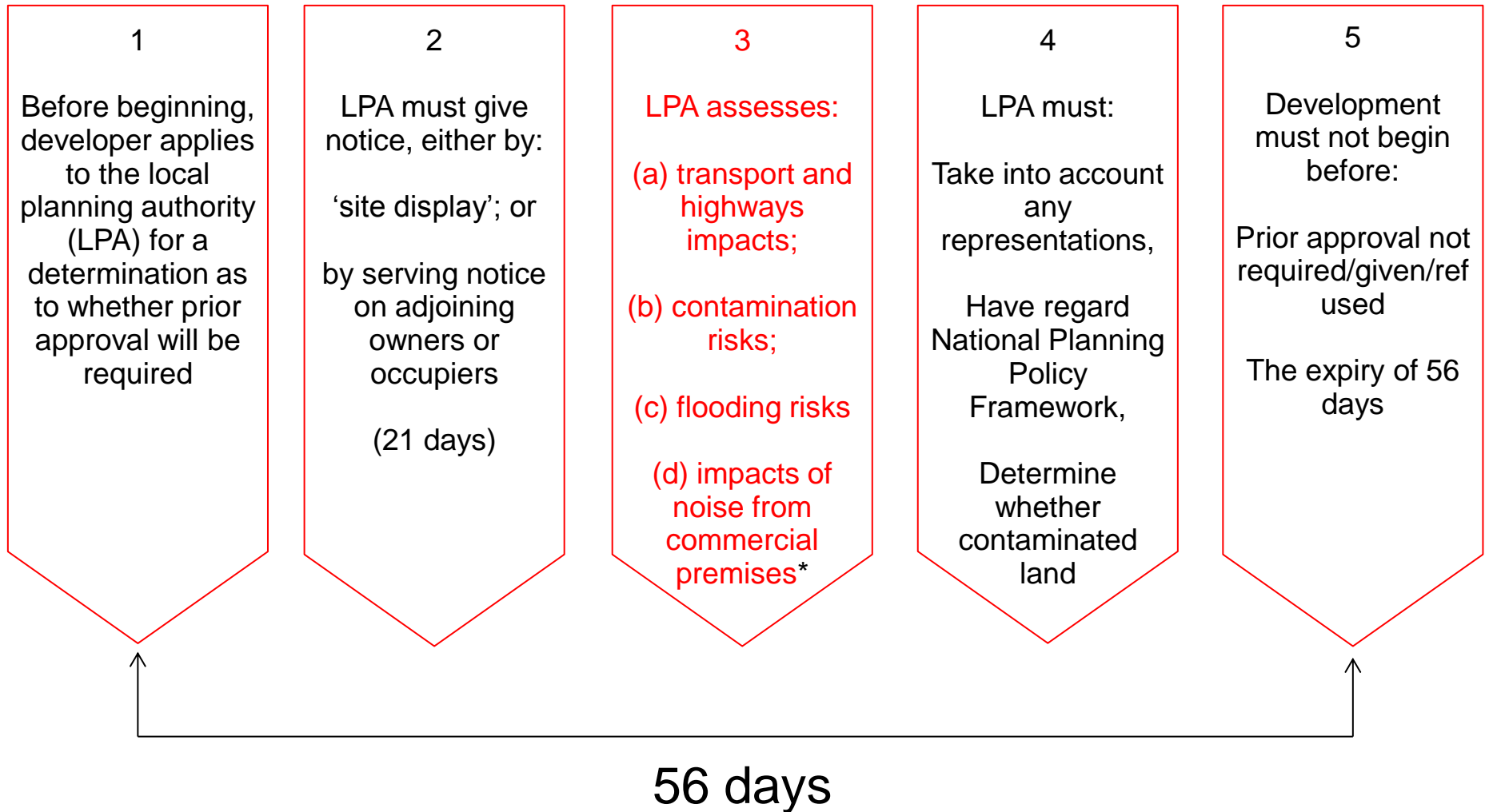
2. Prior Approval



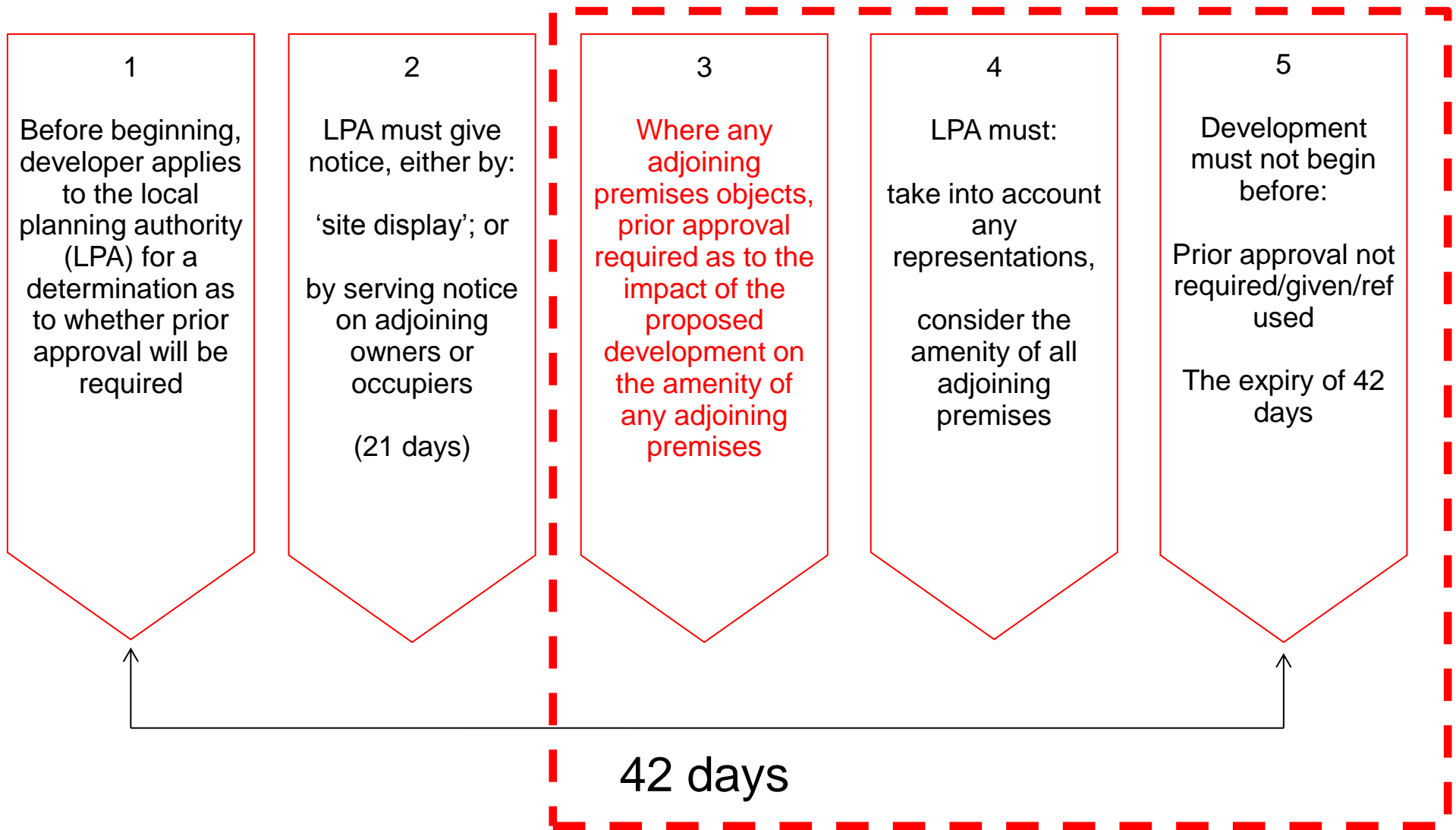
For example:

- Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3)
- Notification for Prior Approval of Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and for Associated Operational Development
- Notification for Prior Approval of Proposed Change of Use to State-Funded School or Registered Nursery

Prior Approval Procedure (Part 3) (Office to Residential)



Prior Approval Procedure (Class A)



3. Planning Permission

- Householder
- Full
- Outline and reserved matters



3. Planning Permission

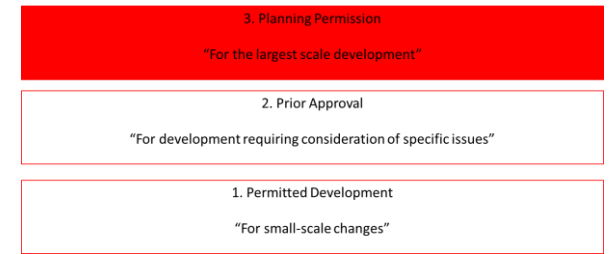


Table 1 – Statutory publicity requirements for planning and heritage applications

Type of development	Site notice	Site notice or neighbour notification letter	Newspaper advertisement	Website
Applications for major development as defined in Article 2 of the Development Management Procedure Order	-	X	X	X
Applications subject to Environmental Impact Assessment which are accompanied by an environmental statement	X	-	X	X
Applications which do not accord with the development plan in force in the area	X	-	X	X
Applications which would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 applies	X	-	X	X
Applications for planning permission not covered in the entries above eg non-major development	-	X	-	X
Applications for listed building consent where works to the exterior of the building are proposed	X	-	X	X
Applications to vary or discharge conditions attached to a listed building consent or conservation area consent, or involving exterior works to a listed building.	X	-	X	X



Post Consent

- Removal/variation of conditions
- Approval of details reserved by condition
- Non-material minor amendment

Looking Forward

- Permission in principle
- Technical details consent

What do we consult on?

Consulted on

Planning Applications

- Full Applications
- Outline Applications
- Reserved Matters
- Variation of Conditions (s73)

Prior Approvals (adjoining occupiers only)

Not consulted on

Non Material Amendments

Certificates of Proposed Lawful Use

Discharge of Conditions (unless specifically required by Cttee or otherwise committed to & then only on specific conditions)